

**PORT OF GOLD BEACH
MINUTES
May 21, 2009
Regular Meeting**

Present:

**Milt Walker, President
Clay Dalrymple, Commissioner
Charles Riddle, Secretary,
Bill McNair, Commissioner**

Absent:

Lawrence Johnson

**Errol Roberts, Manager
Jeff Kemp, Port Accountant**

The meeting was called to order by President Milt Walker, the roll was called and the Pledge of Allegiance was recited.

Charlie Casey, Manager of Huntley Park was present with a report and because he needed to get back to the Park as early as possible, his portion of the agenda was moved to the first part of the meeting. Charlie reported they are ready for the Memorial Day weekend, saying that Cliff has been a big help and that he works hard. He is working on establishing a small store on the premises and said the building is up with electricity in. The phone and insulation are going in and the walls will be done soon. He has talked to some distributors and looked at prices at Costco. He has a refrigerator/freezer in and the Pepsi distributor will provide a pop machine. He is planning the grand opening for the weekend prior to July 1. He is working on obtaining necessary licenses. He wants to get set up to sell beer and wine.

Clay Dalrymple said that Charlie has done an outstanding job but he does not think it is a good idea to sell beer and wine. He is concerned about the liability that would be created.

Jeff Kemp said that he is concerned about the budget for Huntley Park and he doesn't know if there is enough money available to stock the store. Milt Walker said he had been under the impression that the board had agreed there would be no sales of alcohol. After some discussion, **it was moved by Clay that there will be no sales of alcohol unless it is later approved by the board. Seconded by Bill McNair, passed unanimously by consensus.** Manager Roberts said the insurance carrier would tack on a liquor liability clause but he did not know what it might cost. Charlie said he deals with the responsibility of liquor at the Park every day. Milt pointed out that doesn't have anything to do with the plan for the Port to sell alcoholic beverages and that he just doesn't think that is suitable for public land.

Charlie said the store building cost about \$10,000 and \$3000 for electric work and Jeff Kemp pointed out there was only \$5,000 budgeted for capital outlay and this needs to be discussed further.

Next was review of accounts payable. **Motion by Charles, second by Clay to approve the April 20, 2009, accounts payable, passed unanimously by consensus. Next, a motion was made by Clay, seconded by Bill to approve the accounts payable for May 5, 2009.**

The accounts receivable were reviewed with little comment.

The financial and budget report was given by Jeff Kemp and he had a few suggestions regarding the budget and particularly, the maintenance fund which has not been being used. The consensus of the board was that the fund should be kept active.

The minutes for the April 16, 2009, meeting was approved **by motion of Bill, seconded by Clay, passed unanimously by consensus.**

Under Old Business, Errol clarified the small changes made in Ordinance 1-09. It was revised to make it clear that the Port was excluded from restrictions in the Ordinance that conflicted with Port policy. **Motion by Bill and second by Clay to adopt Ordinance 1-09, passed unanimously by consensus.**

Errol also discussed the possible sale of property on North Bank Road. A prospective buyer puts a value of between \$75,000 and \$100,000 on the land that is along the river above Elephant Rock. After some discussion, the board directed Manager Roberts to contact the interested party and tell them they could make an offer, but the board has determined that there should be more investigation done by the Port before they sell the land.

Manager Roberts discussed the IGA between the Port and the City of Gold Beach. The city is asking the port to indemnify them regarding the high dock grant. Errol has talked to the insurance agent who says that it can be done at no cost, just paperwork. Roberts had made up further agreements for the city to consider regarding the Port property that is being used by the city (drain fields at the airport) and the fact that the new sewer plant encroaches on the Port's air space at the south end of the airport. Walker pointed out that he did not believe it was necessary for the city to bring up these issues as there is an agreement regarding the drain field land that expires in 2011. Bill said the Port has always worked well with the city. **Motion made by Bill McNair, seconded by Clay Dalrymple to approve the IGA regarding the high dock repairs, passed unanimously and approved by consensus.**

Roberts explained the sheriff's office has some interest in buying the Stillman Sprague hangar. It would be used for Search and Rescue and if the helicopter is in, it could be stored there. Roberts said the lease template was passed by the commission so there is no negotiating room.

Roberts stated that the Kendalls are now renting the 102A room. They are using it for storage presently, paying about \$300 per month. They are considering expanding the Cone Amour, perhaps taking a wall down. Charles said he prefers to see that all the downstairs is used for retail. McNair pointed out it is being leased on a year-to-year lease so it would not be for long term. The board agreed with Charles and suggested if it was storage, it could be rented on a month-to-month basis. If the Kendalls do, indeed use it for expansion of the ice cream shop, of course that would take care of the problem. Errol is to talk further with the Kendalls and bring it to the commission at a later time.

Mr. and Mrs. Martin, owners of Padda-Lok, were in attendance and have requested about another 2160sqft. be added to their lease to allow for expansion. The board is fully in favor and the Martins will work it out with Errol.

MANAGERS REPORT: Errol reported on:

- The status of the new concrete docks he has ordered and other improvements and changes they are making to the docks.
- The paving around the office is complete except for a couple of patches and two speed bumps.
- The funds have been released for the high dock repairs. He has sold about a dozen or more bid packets and he had a walk through with 13 contractors. The bids close at 2:00 p.m. Wednesday, May 27, and if the bids are right, work will start in June. Roberts requested a commissioner be present for the bid opening and Clay agreed that he will be there.
- He got a matching grant for key pad locks on the airport building so the cost to the Port will be about \$500.
- Edward D. Jones is still interested in leasing Suite B upstairs at the Cannery Building.
- He has received an inquiry from Steve Byerlin about leasing Suite C.
- Dave Harlan from the Ports Division of OECDD contacted Roberts and said there will be representatives from a company visiting all ports here at 8:30 a.m. on June 4, 2009, on a fact-finding mission. It is not known exactly what facts they are interested in finding.
- The roof on the Sport Dock restroom has been replaced and the paint purchased for painting the building/

Errol then introduced a special guest from the audience, Larry Prestininzi who was recently elected as Port Commissioner to take the seat now occupied by Clay. Larry will be sworn in at the June meeting and take the position in July.

COMMISSIONER'S COMMENTS:

Clay mentioned that there are lots of kids who need something to do on July 4 and he had some good ideas. The board directed Errol to call the Chamber of Commerce and tell them there was a good volunteer willing to work with the kids.

Bill reported on the Coastal Resources. He said HB 3013 is being revised and they are monitoring that.

Charles Riddle said that he is very impressed with the way Errol gets things done, including finding many grants bringing money in for improvements.

AUDIENCE COMMENTS:

Margie Roberts gave congratulations to Larry Prestininzi and Bill McNair on their sound victories in the election and thanked Clay Dalrymple for all the good work he has done for the Port. Sue Johnson, also in the audience, agreed with Margie. Clay told Larry that he is lucky to be on this commission, that things are going very smoothly thanks to Manager Errol Roberts and that he is an excellent manager, the best he has ever seen at the Port. He said that he feels Larry will be able to do an excellent job, thanks to his business experience.

The meeting was adjourned at 8:30 p.m. on motion of Clay Dalrymple and Bill McNair, passed unanimously.

ATTEST:

_____ DATED _____
Milt Walker, Board President

_____ DATED _____
Charles Riddle, Board Secretary